



**EDWARD KNIGHT**  
ESTATE AGENTS

2 MONARCH HOUSE, 16A REGENT STREET, RUGBY, CV21 2PY

£135,000



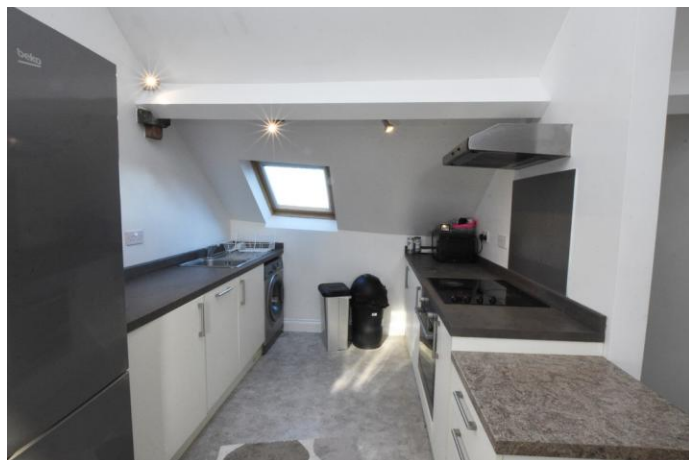




## PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this two bedroom first floor apartment conveniently located in the heart of Rugby town centre on the pretty street of Regent Street. All amenities are on your doorstep, and Rugby's Railway Station is just a short walk away. The unique converted first floor apartment briefly offers the following accommodation: entrance hall, open plan lounge/kitchen/dining room and two bedrooms both having en-suite shower rooms. The property further benefits from intercom entry, electric panel heaters and double glazing.

Viewing is highly recommended to appreciate the property on offer and would be an ideal first time/investment purchase.



## LOCATION

Rugby's town centre offers high street and independent retail outlets and a variety of bistro's, restaurants and coffee shops. Lawrence Sheriff grammar school for boys and the world renowned Rugby School are both within a two minute walk of the property, while Rugby High School for girls and a good range of state and independent schools are available just a short drive from the town centre.

Rugby is conveniently situated in close proximity to major rail and road links. The property is just a ten minute walk to Rugby Railway Station with Euston only 50 minutes away. The M45, M1, M6 and M40 motorway networks are all readily accessible and provide easy journeys to neighboring towns and cities such as Birmingham, Coventry, Leamington Spa and Northampton.



#### ENTRANCE HALL

#### OPEN PLAN LIVING/KITCHEN/DINING ROOM

27' 5" x 17' 7" (8.36m x 5.36m)

#### BEDROOM ONE

13' 3" x 10' 3" (4.04m x 3.12m)

#### EN-SUITE SHOWER ROOM

7' 1" x 2' 1" (2.16m x 0.64m)

#### BEDROOM TWO

9' 6" x 9' 4" (2.9m x 2.84m)

#### EN-SUITE SHOWER ROOM

8' 5" x 3' 0" (2.57m x 0.91m)

#### AGENTS NOTES

The property is Leasehold. There are approximately 114 years remaining on the lease.  
Current Ground Rent £150.00 Per Annum  
Current Service Charge Approximately £1,391.00 Per Annum

